

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (residential garage) in the side yard in lieu of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Would like to remove a dilapidated garage now located to the extreme rear of property and blocked by large shrubbery that has grown up around garage. Would rebuild new garage in side yard to meet an existing driveway. This would prevent having to extend said driveway to rear of property which would require removal of large pieces of shrubbery and trees that cannot be relocated due to their size.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) Patrick J. Hartnett
 Signature (Type or Print Name) Maria M. Hartnett
 Signature (Type or Print Name) Maria M. Hartnett
 Address (Type or Print Name) 6820 Harewood Park Drive
 City and State Baltimore, Maryland 21220
 Attorney for Petitioner: Robert J. Romadka, Esquire
 Address 809 Eastern Boulevard
 City and State Baltimore, Maryland 21221
 Attorney's Telephone No.: 686-8274

MAP NE 2 L
 E.D. 15
 DATE 4/9/87
 200
 1000
 DP
 N 28370
 E 70950

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1987, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; in the opinion of the Deputy Zoning Commissioner, the requested variance will not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3rd day of February, 1987, that the herein request for a zoning variance to permit an accessory structure (residential garage) in the side yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The proposed garage may not be used for habitable space.
- 2) All trees and similar vegetation which are removed for this project must, to the maximum extent possible considering the characteristics of the subject property, be replaced on a one-for-one basis.
- 3) All run-off from impervious surfaces must, to the extent practicable, be dispersed and directed onto vegetated areas to maximize infiltration.

Jean M.H. Jung
 Deputy Zoning Commissioner
 of Baltimore County

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-283-A

LOCATION: Northeast Side of Harewood Park Drive, 230 feet Northwest of the Centerline of Princeton Road (6820 Harewood Park Drive)

DATE AND TIME: Tuesday, January 6, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (residential garage) in the side yard in lieu of the rear yard

Being the property of Patrick J. Hartnett, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 NE/S Harewood Park Dr., 230' : OF BALTIMORE COUNTY
 NW of the C/L of Princeton Rd. :
 (6820 Harewood Park Dr.), :
 15th District :

PATRICK J. HARTNETT, et ux, : Case No. 87-283-A
 Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 24th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert J. Romadka, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NE/S Harewood Park Dr., 230' * DEPUTY ZONING COMMISSIONER
 NW of the C/L of Princeton Rd. * OF BALTIMORE COUNTY
 (6820 Harewood Park Drive) *
 15th Election District *
 Patrick J. Hartnett, et ux * Case No. 87-283-A
 Petitioners *

The Petitioners herein request a zoning variance to permit an accessory structure (residential garage) in the side yard in lieu of the rear yard.

Testimony proffered by Counsel for the Petitioners indicated that the Hartnetts purchased the property, in poor condition, several years ago. They improved the dwelling and applied for a building permit to construct the proposed garage in the side yard to meet an existing driveway, in accordance with Petitioner's Exhibit 1, prepared by Bafitis & Associates, dated 9/30/86. Upon being told by the County's Essex branch office that a permit would be issued, the Petitioners poured the concrete foundation only to learn that the permit could not be issued without a variance. The Zoning Commissioner approved a temporary building permit and the foundation, frame and roof have been completed. The doors and aluminum siding have not. To place the garage in the rear yard would require the elimination of trees and the installation of an additional driveway. In the future, the Petitioners want to expand the house toward the center of the property.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

February 3, 1987

Robert J. Romadka, Esquire
 Romadka, Contrum, Hennegan & Foss
 809 Eastern Boulevard
 Baltimore, Maryland 21221

RE: Petition for Zoning Variance
 NE/S Harewood Park Dr., 230' NW
 of the C/L of Princeton Rd.
 (6820 Harewood Park Drive)
 15th Election District
 Patrick J. Hartnett, et ux
 Case No. 87-283-A

Dear Mr. Romadka:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

Mr. Michael Northop
 Maryland State Department of Planning
 301 W. Preston Street
 Baltimore, Maryland 21201



Description of property owned by Patrick J. Hartnett and Maria M. Hartnett, his wife.

Beginning on the north side of Harewood Park Drive 30 feet wide, at the distance of 230 feet, more or less, northwest of the centerline of Princeton Road. Being Lots No. 597, 598, 599 and 600 on the Plat of Harewood Park as shown on a Plat Book No. 7, Folio 131. Also known as 6820 Harewood Park Drive in the 15th Election District.



William N. Bafitis, P.E.
 Md. Reg. No. 11641



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 30, 1986

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
NE/S Harewood Park Dr., 230' NW of the c/l of
Princeton Rd. (6820 Harewood Park Dr.)
15th Election District
Patrick J. Hartnett, et ux - Petitioners
Case No. 87-283-A

Dear Mr. Romadka:

This is to advise you that \$65.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, 1249 Englebert Road, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 12/10/86 ACCOUNT: R-01-615-000
SIGN & POST RETURNED: 65.35
Mr. Patrick J. Hartnett, et ux, 6820 Harewood Park Dr., Baltimore, Md. 21221
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE 87-283-A
FOR: 6820 HAREWOOD PARK DRIVE, BALTIMORE, MD 21221
VALIDATION OR SIGNATURE OF CASHIER

PETITIONER'S EXHIBIT

100'

36'

20'

4'

230' TO 420' (PRINCETON RD.)

6820 HAREWOOD PARK DR. (20' PAVING)

NOTE: 1. OWNER - PATRICK J. HARTNETT & JENNIFER M. HARTNETT
2. DISTRICT - 15TH ZONED DR-5.5
3. PART OF HAREWOOD PARK LOTS 597, 598, 599 & 600 BOOK No. 7 / FOLIO 131
4. EXISTING UTILITIES IN HAREWOOD PARK DR. (UNDER SIGN)

SCALE: 1" = 30'

PLAT FOR ZONING VARIANCE
6820 HAREWOOD PARK DRIVE
SCALE: AS SHOWN DATE: 9/30/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: December 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-286-SpHA, 87-248-XA, 87-266-A, 87-267-A, 87-277-A and 87-283-A

Please consider the Chesapeake Bay Critical Area findings (see memoranda dated 12/16/86 from Norman E. Gerber to Arnold Jablon) to be the comments of this office.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner
Date: December 16, 1986
FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Finding
Patrick J. Hartnett (87-283-A, Item 163)

In accordance with Section 3-1813 of the Chesapeake Bay Critical Area Law, the "Findings" by the Director of the Office of Planning and Zoning are that the proposed setback variance for construction of a permitted accessory structure (one-car garage) is not expected to have an adverse impact on water quality or on habitats provided that the following conditions are made a binding part of the Order approving the Variance:

- To reduce the potential amount of erosion and to provide wildlife habitat, all trees and similar vegetation which are removed for this project must to the maximum extent feasible considering the characteristics of the property, be replaced on a one-for-one basis; and
- To reduce the potential erosive effect. All run-off from impervious surfaces must, to the extent practicable, be dispersed and directed onto vegetated areas to maximize infiltration.

Norman E. Gerber, AICP
Director
Office of Planning and Zoning

NEG/PJS/jat

cc: Uri Avin
Tim Dugan
Jim Hoswell
Tom Vidmar
Phyllis Cole Friedman, Esq.

RECEIVED
DEC 19 1986
ZONING OFFICE

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

December 5, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Harewood Park Dr., 230' NW of the c/l of
Princeton Rd. (6820 Harewood Park Dr.)
15th Election District
Patrick J. Hartnett, et ux - Petitioners
Case No. 87-283-A

TIME: 9:45 a.m.

DATE: Tuesday, January 6, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 10/24/86 ACCOUNT: 01-615-000
AMOUNT: 35.00
RECEIVED FROM: Romadka, G.H.F.
FOR: Variance #163
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert J. Romadka, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 163 - Case No. 87-283-A
Petitioners: Patrick J. Hartnett, et ux
Petition for Zoning Variance

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Baritis & Associates
1249 Englebert Road
Baltimore, Maryland 21221

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15TH Date of Posting: 12/10/86
Posted for: [blank]
Petitioner: Patrick J. Hartnett, et ux
Location of property: NE/S Harewood Park Dr., 230' NW Princeton Rd.
6820 Harewood Park Dr.
Location of Sign: Harewood Park Dr., 230' NW Princeton Rd.
Remarks: [blank]
Posted by: [blank] Date of return: 12/11/86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 18, 1986.

THE JEFFERSONIAN

Susan Sander O'Connell

Publisher

Office of Advertising

27.50

PETITION FOR ZONING VARIANCE
LOCATION: Northeast Corner of Harewood Park Dr., 230' NW of Princeton Rd. 6820 Harewood Park Dr.
DATE AND TIME: Monday, January 6, 1987, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Zoning Variance to amend the Zoning Ordinance of Baltimore County, Maryland, as amended, to change the zoning of the property described above to conform with the Zoning Ordinance of Baltimore County, Maryland, as amended, on the date and at the time specified above. A hearing permit may be issued upon the filing of a public hearing fee of \$100.00. The Zoning Commissioner will, however, not accept a petition for a day of the hearing of a public hearing unless the petition is accompanied by a hearing permit. This request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of the Zoning Commissioner
JAMES E. DYER
Zoning Commissioner
12701 Elm St.

STEPHEN E. COLLINS
DIRECTOR

December 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 157, 159, 160, 161, 163, and 164.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

12-2-86
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 163, Zoning Advisory Committee Meeting of 11-4-86

Property Owner: Patrick J. Hartnett, et ux

Location: NE/S Harewood Park Rd. District 15

Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 163 Zoning Advisory Committee Meeting of 11-4-86
Page 2

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (✓) Others abandoned well must be properly backfilled

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

PAUL H. RENCKE
CHIEF

November 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Patrick J. Hartnett, et ux *See Below

Location: NE/S Harewood Park Dr., 230 ft. NW of centerline Princeton Rd.

Item No.: 163 Zoning Agenda: Meeting of Nov. 4, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *C. J. ...* Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

*CRITICAL AREA
/mb

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 163 Zoning Advisory Committee Meeting are as follows:

Property Owner: Patrick J. Hartnett, et ux (CRITICAL AREA)
Location: NE/S Harewood Park Drive, 230 feet NW of c/l Princeton Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (2) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.D.A.) Title II - 1980 and other applicable Code and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (2) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
A razing permit is required for the structure being removed.
- (2) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (2) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 106, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- (2) The structure does not appear to comply with Table 905 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 55 and have your Architect/Engineer contact this department.
- (2) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (2) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses.
- (2) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (2) Comments: The floor level of all structures in a flood plain area shall be one foot above the 100 year flood level. See the attached copy of Section 516.0 of Council Bill #17-85.
- (2) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles J. ...
Building Plans Review

12/22/86

SPECIAL NOTICE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
- Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.
2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.
2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.
3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

Petition for
Zoning Variance

15th Election District
Case No. 87-282-A
LOCATION: Northeast Side of Harewood Park Drive, 230 feet Northwest of the Centerline of Princeton Road (2820 Harewood Park Drive)
DATE & TIME: Tuesday, January 6, 1987 at 6:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit an accessory structure (residential garage) in the side yard in lieu of the rear yard.
Being the property of Patrick J. Hartnett, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within 30 days of the hearing period.
The applicant will be responsible for a stay of the same.
and during this period for same, shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Dec 18, 1986

This is to Certify, That the annexed

Petition
Reg. L. 28174

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive weeks before the _____ day of _____, 1986

John F. O'Neill
Publisher

